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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F18A/0285**

**APPEAL** by Nicola Rutledge care of Corr and Associates of Unit 4, First Floor, Saint Fintan's, North Street, Swords, County Dublin against the decision made on the 18<sup>th</sup> day of July, 2018 by Fingal County Council to refuse permission.

**Proposed Development:** Revision of previously approved permission, planning register reference number F16A/0388, to facilitate turning movements. The development will comprise of a three-storey hotel and include the following: Provision of 100 rooms over three number floors (basement, ground and first floors) including reception, lobby, administration, restaurant, toilets, storage and laundry rooms. Breakfast room on the ground floor for the use of hotel patrons serviced by a kitchen, with cold store and ancillary facilities on the basement level incorporating plant rooms. 100 number of car park spaces including three number wheelchair spaces. Connection to foul sewer network. All associated site works and landscaping. The proposed additional rooms will consist of 92 double and twin rooms, two number executive suites and six number family rooms. The overall proposed development will be 4,905 square metres gross floor area, all at Newpark, The Ward, Swords, County Dublin.

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

1. Having regard to the provisions of the Fingal County Development Plan 2017 to 2023, and to the nature, scale and location of the proposed development within an area that is covered by the GB zoning objective which seeks to “Protect and provide for a Greenbelt”, the proposed development would contravene materially the GB objective indicated in the development plan. The proposed development would also set an undesirable precedent for similar future developments in this and other GB zones in the county, which would, in turn, have an adverse impact on the amenities of the lands that the GB zoning objective seeks to protect. Furthermore, the proposed development would contravene materially condition number 2 of the planning permission granted under planning register reference number F16A/0388. The proposed development would, therefore, be contrary the proper planning and sustainable development of the area.
2. Having regard the provisions of the Fingal County Development Plan 2017 to 2023, and to the nature, scale and location of the proposed

development within an area that is identified as being within the Outer Public Safety Zone for Dublin Airport, the proposed development, when considered in combination with the already permitted hotel extension to the White House Hotel, would give rise to an excessive density of development within the Outer Public Safety Zone. The proposed development would be contrary to Objective DA13 of the Development Plan which seeks to “promote appropriate land use patterns in the vicinity of the flight paths serving the Airport, having regard to the precautionary principle, based on existing and anticipated environmental and safety impacts of aircraft movements.” The proposed development would, therefore, be contrary the proper planning and sustainable development of the area.

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**Paul Hyde**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2019.**